

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/105a Wickham Road, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,282,500 Property Type Townhouse Suburb Hampton East

Period - From 03/05/2023 to 02/05/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	131 Rowans Rd MOORABBIN 3189	\$1,425,000	17/02/2024
2	36b Lonsdale Av HAMPTON EAST 3188	\$1,410,000	22/01/2024
3	43a Jackson Rd HIGHETT 3190	\$1,380,000	18/02/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/05/2024 11:28



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median Townhouse Price**  
03/05/2023 - 02/05/2024: \$1,282,500

## Comparable Properties



**131 Rowans Rd MOORABBIN 3189 (REI/VG)** [Agent Comments](#)



**Price:** \$1,425,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 347 sqm approx



**36b Lonsdale Av HAMPTON EAST 3188 (REI/VG)** [Agent Comments](#)



**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 22/01/2024  
**Property Type:** Townhouse (Single)



**43a Jackson Rd HIGHETT 3190 (REI)** [Agent Comments](#)



**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 18/02/2024  
**Property Type:** Townhouse (Res)

**Account - Hodges** | P: 03 95846500 | F: 03 95848216